101.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,400 / 845,400
					USE VALUE:	845,400 / 845,400
					ASSESSED:	845,400 / 845,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUZIK BRIAN
Owner 2:	STRALEY KIMBERLY S
Owner 3:	
Street 1:	39 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEDUC CRAIG J/LAURA H -
Owner 2:	-
Street 1:	39 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12350.000	292,100		553,300	845,400
Total Card	0.284	292,100		553,300	845,400
Total Parcel	0.284	292,100		553,300	845,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.92 /Parcel: 521.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65262
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

!8103!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,100	0	12,350.	553,300	845,400		Year end	12/23/2021
2021	101	FV	281,800	0	12,350.	553,300	835,100		Year End Roll	12/10/2020
2020	101	FV	281,700	0	12,350.	553,300	835,000	835,000	Year End Roll	12/18/2019
2019	101	FV	235,400	0	12,350.	561,300	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	240,500	0	12,350.	419,000	659,500	659,500	Year End Roll	12/20/2017
2017	101	FV	240,500	0	12,350.	379,400	619,900	619,900	Year End Roll	1/3/2017
2016	101	FV	240,500	0	12,350.	363,600	604,100	604,100	Year End	1/4/2016
2015	101	FV	239,300	0	12,350.	308,300	547,600	547,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:44:23

LAST REV

Date	Time
09/27/18	13:30:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8103

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEDUC CRAIG J/L	1373-148		8/28/2009		515,000	No	No		
NALBANDYAN ARAM	1329-143		11/22/2006	Family	500,000	No	No		
LEONE ELDA A	1323-87		7/20/2006		400,000	No	No		
GIALLONGO PASQU	1113-38		7/13/1999	Family		No	No		
GIALLONGO PASQU	1113-38		7/8/1993		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2010	2388	Manual	1,670					INSULATE ATTIC
7/21/2006	608	Redo Bat	10,000			G8	GR FY08	&kit&13 windows

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	BS	Barbara S
8/8/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	336	PATRIOT
3/13/2007	MLS	MM	Mary M
11/17/2006	Permit Visit	BR	B Rossignol
11/7/2006	MLS	MM	Mary M
10/8/1999	Meas/Inspect	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12350		Sq. Ft.	Site		0	70.	0.64	5									553,349						553,300	

Total AC/HA:	0.28352	Total SF/SM:	12350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,349	Spl Credit		Total:	553,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	91319
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327433
Depreciation:	35363
Depreciated Total:	292070

COMMENTS

sink in bsmt. SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

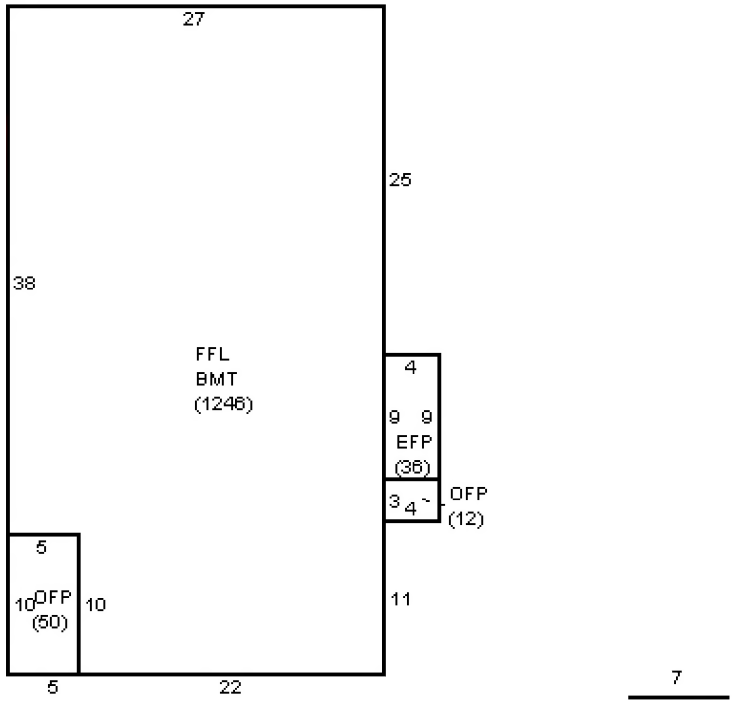
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.34
Special Features:	0	Val/Su Net:	112.78
Final Total:	292100	Val/Su SzAd	234.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	48.880	60,900
FFL	First Floor	1,246	136.340	169,875
OFP	Open Porch	62	43.540	2,699
EFP	Enclos Porch	36	73.320	2,639

Net Sketched Area:	2,590	Total:	236,113
Size Ad	1246	Gross Area	2590	FinArea	1620
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

101.0-0005-0015.0

IMAGE

AssessPro Patriot Properties, Inc